




FROM	NAME & TITLE	ERIC W. TISO, SITE PLAN REVIEW COMMITTEE CHAIR	CITY of BALTIMORE <b>MEMO</b>	
	AGENCY NAME & ADDRESS	LAND USE AND URBAN DESIGN DIVISION DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 <sup>TH</sup> FLOOR		
	SUBJECT	SITE PLAN REVIEW COMMITTEE MINUTES FOR MARCH 2, 2011		

TO Chief John Carr, Fire Department  
Mr. Stanford Leach, Parking Authority  
Mr. Kirkland Gabriel, DOT TEC  
Mr. Theo Ngongang, DOT Planning  
Mr. John Thumbi, DOT Traffic  
Mr. Bill Beatty, Department of General Services  
Dr. Nollie P. Wood Jr., Mayor's Office  
Ms. Miriam Agrama, DHCD Plans Examining  
Mr. Geoff Veale, Zoning Administrator  
Mr. David Tanner, BMZA

DATE: March 11, 2011

Participating members included:

- Eric Tiso, Anthony Cataldo, Gary Letteron, Amy Gilder-Busatti, Martin French, Melvin Hicks, and Ervin McDaniel for the Department of Planning;
- Chief John Carr for the Fire Department;
- John Igwe for HCD Plans Examining;
- Scott Adams for the Department of Transportation;
- Stanford Leach for the Parking Authority;
- Dr. Nollie Wood, Jr. for the Mayor's Commission on Disabilities; and
- James Carroll for the Department of Public Works.

### **Agenda**

1. **2609-2619 Huron Street – Ten Townhome Subdivision**
2. **6100 Wabash Avenue – Social Security Administration**
3. **5351-53 Park Heights Avenue – Dayspring School**

## **2609-2619 Huron Street – Ten Townhome Subdivision**

**Zoning:** R-7

Plans Date: 26 Jan 2011

**Block:** 7478   **Lots:** 28, 29, 30, 31, 32/33, 34/37, 38, 51

**Urban Renewal:** None

**Environmental:** None

**Historic:** None

**Total Site Area:** ±17,600 sqft (±0.404 acres)

**Gross Square Footage:** ±11,664 sqft

In addition to Committee Members and Planning staff, in attendance was:

- Bob Rosenfelt, CMR;
- Carla Ryon, CMR;
- Aliza Hertzmark, CMR
- Patrick Kirby, HFHC; and
- Larry Grub, Habitat for Humanity.

### **Project Summary:**

This project proposes to consolidate and resubdivide several properties to construct nine townhomes. The three structures on the combined development site have recently been razed to prepare the site for development. The proposed homes will be two stories in height, and will be Energy Star compliant.

### **Comments & Issues:**

- Plans/Permits:
  - These homes are proposed to be stick-built (vs. modular as in other projects), but it is not yet clear what type of foundation will be used.
  - Sprinklering will be required, and is noted on the plans.
  - For the new attached homes please consider the requirements of IECC 2009 regarding the followings:
    - 1- Common walls requirements section 402.4.2
    - 2- Snow melt system control section 403.8 (mandatory)
    - 3- Fenestration requirements sections 402.1.1 & 402.1.3
- Environmental/Landscaping:
  - The landscaping plan is acceptable as submitted. Contact Amy Gilder-Busatti, our landscape architect with any questions, 410-396-5902.
- Parking/Traffic:
  - Per §10-405 of the zoning code, each dwelling unit must provide at least one off-street parking space. These are provided in the rear yards on parking pads accessed off of the rear 16' alley, each is sufficiently sized and located.
- Stormwater Management:
  - Generally, applicants are obligated to show that Environmental Site Design (ESD) cannot be done to the Maximum Extent Practical (MEP) in order to qualify for the fee-in-lieu requested. There are substantial yards available on these properties that could be used for some type of ESD techniques, such as a rain garden or micro-bioretenention area. If/until the fee-in-lieu is approved, the committee recommends that the applicants consider what on-site water quality management methods could be employed.

- Applicants submitted a Concept Plan on 9 Feb 2011, are requesting a fee-in-lieu, and are awaiting a formal decision.
- Accessibility:
  - Consider making some or all of these homes at least visitable, if not ADA accessible. Considering the shallow grade changes, this should be possible with little design change.
  - Please provide an ADA plan showing accessible paths highlighted in yellow, as requested.
- Zoning Analysis/Board of Municipal and Zoning Appeals (BMZA):
  - A variance for 7' side yard setbacks in lieu of the required 10' setbacks will be required. Coordinate your appeal with Martin French, 410-396-1354.

#### **Next Steps:**

- Submit one ADA accessible path plan.
- Submit revised plans showing some or all of the homes that will be visitable or accessible, or an explanation of why this is not possible. Upon evaluation, preliminary approval may then be granted.

#### **NOTE:**

- **Approvals of site plans are contingent upon the applicant fulfilling all the site plan requirements, Subdivision Rules and Regulations, Zoning Code requirements, Forest Conservation requirements, Critical Area, Stormwater Management and related environmental controls, Traffic Impact Study requirements, and addressing all comments provided by the Site Plan Review Committee during and after the plan review process.**
- **Site plans are not considered approved until they bear the approval stamp.**

## **6100 Wabash Avenue – Social Security Administration**

**Zoning:** O-R-2

Plans Date: 1 March 2011

**Block/Lot:** 4285/001

**Urban Renewal:** Reisterstown Plaza Transit Station URP

**Environmental:** Forest Conservation

**Historic:** None

**Total Site Area:** ±491,493.7 sqft (±11.283 acres)

**Gross Square Footage:** ±538,000 sqft

In addition to Committee Members and Planning staff, in attendance was:

- Susan Williams, STV;
- Stanley Fine, RMG;
- Caroline Hecker, RMG;
- Craig Ciekot, JBG;
- John Kraus, JBG; and
- Rich Jordan, JBG.

### **Project Summary:**

This site is part of a larger State-owned parcel (Maryland Department of Transportation). This site is to be subdivided from the larger State parcel. JBG has been awarded the federal GSA project for the Social Security Building relocation to this site. This new building will retain approximately 1,600 jobs in the City of Baltimore and will provide a catalyst for more development at the Reisterstown Plaza Transit Station. The project also includes a free-standing amenity day care center for approximately 96 children and a 1,103 space parking garage. This project is in ongoing review by UDARP.

### **Comments & Issues:**

- Plans/Permits:
  - Fire Department access concerns are still in progress. Continue coordination with Chief Carr.
- Environmental/Landscaping:
  - The completed Forest Stand Delineation (FSD) plan needs to be submitted to Gary Letteron as soon as possible for review. Contact Gary with any questions at 410-396-4369.
- Parking/Traffic:
  - Required Bicycle Parking – one bicycle parking space is required per each ten vehicle parking spaces. See §10-406 in the Zoning Code for reference. Also see §10-305(b) for bicycle space design requirements.
  - The design of the bicycle parking areas will need to be approved by the Department of Planning per §10-301.c.3 in the permit process. Since they are not detailed here, this design is excluded from this SPRC review. When the details of the bicycle parking areas are designed, please forward them to Eric Tiso for review, as this will speed the permit approval process later.
- Accessibility:
  - Please provide the requested ADA access plan showing accessible paths highlighted.

- Plan Adjustments:
  - The parking tabulation shows 2,003 parking spaces to be provided. I think the one got carried to the wrong column:  $1,097 + 6 = 1,103$ . Also ensure that parking tables or references in following sheets match up with the proposed totals (C-101 in the text of note 14, C-102 in the table and in the text of note 14, and the table on C-103.)

**Next Steps:**

- This plan is granted preliminary approval, within the project assumptions, and is subject to completion of the Forest Stand Delineation, ADA access plan, UDARP review, and receipt of stormwater management Concept Approval. Continue reviews, and update Eric Tiso with your status following Concept Approval.

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## **5351-53 Park Heights Avenue – Dayspring School**

**Zoning:** R-5/B-3-2

Plans Date: 25 Jan 2011

**Block/Lot:** 4536/016

**Urban Renewal:** None

**Environmental:** Stormwater Management, Forest Conservation

**Historic:** None

**Total Site Area:** ±39,452.16 sqft (±0.9057 acres)

**Gross Square Footage:** ±8,500 sqft

In addition to Committee Members and Planning staff, in attendance was:

- Bill Mytsak, AMT;
- James Gorham, Dayspring;
- Dr. Linda Gorham, Dayspring; and
- Nicole Lacoste, Black Dog Law.

### **Project Summary:**

This project will demolish and replace the rear (larger) building to be used for the Dayspring after-school and weekend program. The existing front building will be used for administrative functions. A new driveway and parking area will be installed in the rear yard.

### **Comments & Issues:**

- Plans/Permits:
  - If there is any auditorium or assembly space within the building, please contact the Plans and Permits office to inquire if there will be any changes to building code requirements. At the moment, this does not appear to be a concern, as all of the building space will be used for classrooms.
- Stormwater Management:
  - The applicants have met with Mike Savage to submit for Concept Approval. Minor amendments and calculations are required to complete that submission. Continue the process, and notify Eric Tiso when Concept Approval has been granted by the stormwater management staff.
  - The site improvements will reduce the site's impervious area by 10%.
- Environmental/Landscaping:
  - The landscaping plan is acceptable as submitted.
- Parking/Traffic:
  - The driveway should be widened to 20' to accommodate fire and emergency vehicles, with two-way traffic.
  - If a dumpster will be used, please show its location, and detail the type of enclosure. The standard enclosure is a concrete pad with masonry walls, and board-on-board opaque gates. Bollards at the front corners to protect the door hinge areas from truck strikes are optional.
  - Show the driveway connection to Clover Road even if the existing condition is to remain, we need to see the connection.
- Accessibility:
  - Add the required hatchment areas for the ADA parking spaces.
  - If a sidewalk will be installed along Court Street, add ramps or flares to the radius to access the sidewalk.

- Instead of stairs, add a ramp to access the grass play area downhill from the driveway and parking area. If this is not possible due to grading, please provide details.

**Next Steps:**

- Submit two complete paper sets of revised plans and one set in .pdf format for preliminary approval review.

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